



91 Wordsworth Way West Drayton UB7 9HY

£895 PCM Unfurnished

• Ground Floor • Studio Apartment • Gas Central Heating • Double Glazing • Garden • Outside Storage • Street Parking

Well-presented ground floor studio flat ideal for a single occupant or professional. The layout includes an entrance area leading into a bright living and sleeping space, a fitted kitchen with wood effect units and black and white speckled laminate worktops, and a separate bathroom. Conveniently located within easy reach of Stockley Business Park, London Heathrow Airport, and major motorway links, the property also benefits from local shops, bus routes, and Elizabeth line rail services within walking distance. Council Tax Band A. Based on the rent of £895.00 pcm a deposit of £1,032.00 will be required (equivalent to five weeks' rent). Available immediately on a 12-month tenancy. Early viewing is highly recommended.



SCAN TO APPLY
www.rwhitley.co.uk/tenancy-application/

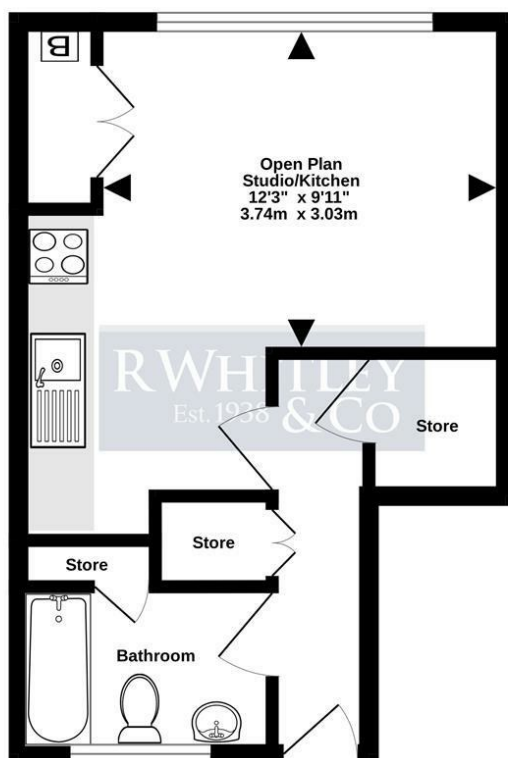
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	72
EU Directive 2002/91/EC		

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RWHITLEY
Est. 1938 & Co

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 290 sq.ft. (26.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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